

1 **REAL PROPERTY EXCHANGE**
2 **AGREEMENT**

3 This Real Property Exchange Agreement ("Agreement") is made and entered into on this
4 ____ day of _____, 2026, by the County of Fresno, a political subdivision of
5 the State of California ("County") and the Richard Don Hall and Susan I. Hall Revocable Living
6 Trust of 2011 ("Trust"). The County and Trust may be referenced collectively herein as "the
7 parties."

8 **Recitals**

9 A. WHEREAS, the County is the owner of certain real property that is not required for
10 County use; and,

11 B. WHEREAS, the Trust is the owner of certain real property that is not required for its use,
12 but is required for use by the County; and,

13 C. WHEREAS, the County and the Trust desire to exchange the properties under the terms
14 and conditions set forth in this Agreement, in accordance with Gov. Code §§ 25365 and
15 54221(f)(1)(C).

16 NOW THEREFORE, in consideration of the mutual promises and performances described in
17 this Agreement, including good and adequate consideration, the receipt and adequacy of which
18 are acknowledged, the parties agree as follows:

19 **1. DESCRIPTION OF PROPERTIES.**

20 A. The County-owned real property is an approximately 0.735 -acre parcel, more fully
21 described in the legal description attached as Exhibit A and incorporated by this
22 reference (County Property).

23 B. The Trust-owned real property is an approximately 0.735 -acre parcel, more fully
24 described in the legal description attached as Exhibit B and incorporated by this
25 reference (Trust Property).

26 C. Collectively, the County Property and the Trust Property may be referred to in this
27 Agreement as "the Properties."

28 **2. EXCHANGE**

1 A. Following execution of this Agreement, the Trust shall transfer its fee simple title
2 of the Trust Property to County by grant deed, the form of which is attached to this Agreement
3 as Exhibit C ("Trust Grant Deed"), free and clear from all liens, including the lien secured by
4 that certain Deed of Trust with Assignment of Rents and Fixture Filing. Simultaneously, the
5 County shall transfer its fee simple title to the County Property to the Trust by grant deed, the
6 form of which is attached to this Agreement as Exhibit D ("County Grant Deed") (collectively,
7 "the Exchange"), subject to the terms and conditions in this Agreement.

8 B. Prior to execution of this Agreement each party has completed its own due
9 diligence of the real property and improvements it will receive under this Agreement and the
10 adequacy of such real property and improvements for its intended use. The parties each
11 accept the property conveyed to it without warranty or representation in its "AS IS, WHERE IS"
12 condition "WITH ALL FAULTS" and shall indemnify the conveying party from and against all
13 claims, demands, damages, liabilities, losses, judgments, assessments, costs and expenses
14 (including reasonable attorneys' fees and costs) of any kind or nature in connection with the
15 real property and improvements conveyed to it arising from and after the date of conveyance.

16 3. **NO EXCHANGE OF FUNDS.** The County Property and the Trust Property have been
17 valued by Paragon Partners, whose current valuations are referenced in the report attached to
18 this Agreement as Exhibit E. There shall be no exchange of money or other consideration
19 required of either party to this Agreement to complete the Exchange.

20 4. **DISCLOSURE REGARDING HAZARDOUS SUBSTANCES.** The County and the Trust
21 each represents and warrants that during the period of its respective ownership or use of the
22 Properties, to the best of their knowledge (solely with respect to each entity's owned property),
23 there have been no disposals, releases, or threatened releases of hazardous substances or
24 hazardous wastes on, from, or under that property. Each party further represents and warrants
25 that it has no knowledge of any disposal, release, or threatened release of hazardous
26 substances or hazardous wastes, on, from, or under its respective property.

27 5. **MODIFICATION.** This Agreement may not be modified, and no waiver is effective,
28 except by written agreement signed by both parties.

1 6. **GOVERNING LAW.** The laws of the State of California govern all matters arising
2 from or related to this Agreement.

3 7. **JURISDICTION AND VENUE.** This Agreement is signed and performed in Fresno
4 County, California. Both parties consent to California jurisdiction for actions arising from or
5 related to this Agreement, and, subject to the Government Claims Act, all such actions must be
6 brought and maintained in Fresno County.

7 8. **CONSTRUCTION.** The final form of this Agreement is the result of the parties'
8 combined efforts. If anything in this Agreement is found by a court of competent jurisdiction to
9 be ambiguous, that ambiguity shall not be resolved by construing the terms of this Agreement
10 against either party.

11 9. **SEVERABILITY.** If anything in this Agreement is found by a court of competent
12 jurisdiction to be unlawful or otherwise unenforceable, the balance of this Agreement remains in
13 effect, and the parties shall make best efforts to replace the unlawful or unenforceable part of
14 this Agreement with lawful and enforceable terms intended to accomplish the parties' original
15 intent.

16 10. **NO WAIVER.** Payment, waiver, or discharge by either party of any liability or
17 obligation of the other party under this Agreement on any one or more occasions is not a waiver
18 of performance of any continuing or other obligation of the other party and does not prohibit
19 enforcement of any obligation on any other occasion.

20 11. **NO THIRD-PARTY BENEFICIARIES.** This Agreement does not and is not intended
21 to create any rights or obligations for any person or entity except for the parties.

22 12. **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon and inure to
23 the benefit of each of the parties and their respective successors and assigns.

24 13. **AUTHORITY.** Each party to this Agreement has legal title to its respective property,
25 and each signatory to this Agreement has the authority to sign this Agreement on behalf of the
26 party for which he or she is signing. The representations and warranties contained in this
27 Section 13 shall survive the closing and the delivery of the deeds as though made again on
28 such date.

14. **HEADINGS.** Paragraph headings are used in this Agreement for convenience only and are not part of this Agreement.

15. **EFFECTIVE DATE.** This Agreement is effective on the date first written above.

16. **COUNTERPARTS.** This Agreement may be signed in counterparts, each of which is an original, and all of which together constitute this Agreement.

17. **ENTIRE AGREEMENT.** This Agreement embodies the entire Agreement and understanding between the parties relating to the subject matter and may not be amended, waived or discharged, except by an instrument in writing executed by the party against which enforcement of such amendment, waiver or discharge is sought. This Agreement supersedes all prior Agreements and memoranda relating to its subject matter.

[SIGNATURE PAGE FOLLOWS]

1 The parties are signing this Agreement on the date stated in the introductory clause.

2 The Richard Don Hall and Susan I. Hall
3 Revocable Living Trust of 2011

COUNTY OF FRESNO

4
5 By: _____
6 Richard Don Hall, Co-Trustee

Raymond T. Hunter, Director, General
Services Department

7 By: _____
8 Susan I. Hall, Co-Trustee

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15 Fund: 0010
16 Org: 45104514
17 Acct: 7295
18 Subclass: 11000
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Exhibit A

Legal Description

**COUNTY PROPERTY, TO BE RELINQUISHED BY THE COUNTY OF FRESNO AND
ACQUIRED BY THE TRUST)**

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE
NORTHEASTQUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST,
MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. **THENCE** SOUTH 88° 57' 33" EAST ALONG THE SOUTH LINE OF SAID EAST
HALF, A DISTANCE OF 235.43 FEET TO THE WESTERLY RIGHT OF WAY LINE
FOR DUNLAP ROAD. SAID WESTERLY LINE OF DUNLAP ROAD BEING OFFSET
40 FEET FROM THE EXISTING CENTERLINE OF DUNLAP ROAD (DECEMBER
2024);
2. **THENCE** NORTH 45° 50' 34" WEST ALONG SAID WESTERLY LINE OF DUNLAP
ROAD, A DISTANCE OF 22.32 FEET;
3. **THENCE** CONTINUING ALONG SAID WESTERLY LINE OF DUNLAP ROAD,
NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO
THE NORTHEAST (WITH A 200.00 FOOT RADIUS, A RADIUS POINT THAT
BEARS NORTH 44° 09' 26" EAST, AND A CENTRAL ANGLE OF 50° 03' 52"), A
DISTANCE OF 174.76 FEET;
4. **THENCE** NORTH 85° 46' 42" WEST, A DISTANCE OF 162.13 FEET, TO THE WEST
LINE OF SAID EAST HALF;
5. **THENCE** SOUTH 00° 46' 09" EAST, ALONG THE WEST LINE OF SAID EAST HALF,
A DISTANCE OF 181.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

Exhibit B

Legal Description

(TRUST PROPERTY, TO BE ACQUIRED BY THE COUNTY OF FRESNO)

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. **THENCE** NORTH 00° 46' 09" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 916.22 FEET TO THE **TRUE POINT OF BEGINNING**;
2. **THENCE** CONTINUING ALONG THE EAST LINE OF SAID WEST HALF, NORTH 00° 46' 09" WEST, A DISTANCE OF 800.00 FEET;
3. **THENCE** SOUTH 89° 13' 51" WEST, A DISTANCE OF 40.00 FEET;
4. **THENCE** SOUTH 00° 46' 09" EAST, A DISTANCE OF 800.00 FEET;
5. **THENCE** NORTH 89° 13' 51" EAST, A DISTANCE OF 40.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

Exhibit C

Form of Trust Property Grant Deed

RECORDING REQUESTED BY:
The County of Fresno

**MAIL TAX STATEMENT AND WHEN
RECORDED MAIL DOCUMENT TO:**
The County of Fresno
Internal Services Department
333 Pontiac Way
Clovis, CA 93612

No recording fees per Government

Code Section 27383

Grant Deed

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0 EXEMPT pursuant to R&T Code 11922; COUNTY TRANSFER TAX \$0; SURVEY MONUMENT FEE \$0

☐ computed on the consideration of full value of property conveyed, OR
☐ computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of Fresno, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Don Hall and Susan I. Hall Revocable Living Trust of 2011

hereby GRANTS to County of Fresno, a political subdivision of the State of California, the real property in the County of Fresno, State of California, described as follows:

Legal description attached as Exhibit "A" and incorporated by this reference.

GRANTOR:

By: _____
Richard Don Hall, Trustee

By: _____
Susan I. Hall Revocable, Trustee

CERTIFICATE OF ACCEPTANCE OF GRANT
OF INTEREST IN REAL PROPERTY

THIS IS TO CERTIFY that the interest in real property conveyed by Richard Don Hall and Susan I. Hall Revocable Living Trust of 2011, to the **COUNTY OF FRESNO**, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Fresno and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

County of Fresno
Internal Services Department
Raymond T. Hunter, Director, General Services Department

EXHIBIT "A"

PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST
QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND
MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT THEREOF;

1. THENCE NORTH 00° 46' 09" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE
OF 916.22 FEET TO THE TRUE POINT OF BEGINNING;
2. THENCE CONTINUING ALONG THE EAST LINE OF SAID WEST HALF, NORTH 00° 46' 09" WEST,
A DISTANCE OF 800.00 FEET;
3. THENCE SOUTH 89° 13' 51" WEST, A DISTANCE OF 40.00 FEET;
4. THENCE SOUTH 00° 46' 09" EAST, A DISTANCE OF 800.00 FEET;
5. THENCE NORTH 89° 13' 51" EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF
BEGINNING. CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

Exhibit D

Form of County Property Grant Deed

RECORDING REQUESTED BY:
The County of Fresno

**MAIL TAX STATEMENT AND WHEN
RECORDED MAIL DOCUMENT TO:**
Richard Don Hall and Susan I. Hall Revocable
Living Trust of 2011
PO Box 405
Dunlap, CA 93621

Grant Deed

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$5.30; COUNTY TRANSFER TAX \$0; SURVEY MONUMENT
FEE \$0

☐ computed on the consideration of full value of property conveyed, OR
☐ computed on the consideration of full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of Fresno, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

County of Fresno, a political subdivision of the State of California

hereby GRANTS to **Richard Don Hall and Susan I. Hall Revocable Living Trust of 2011**, the real property in the County
of Fresno, State of California, described as follows:
Legal description attached as Exhibit "A" and incorporated by this reference.

GRANTOR:

By: _____
Raymond T. Hunter, Director, General Services
Department

CERTIFICATE OF ACCEPTANCE OF GRANT
OF INTEREST IN REAL PROPERTY

THIS IS TO CERTIFY that the interest in real property conveyed by COUNTY OF FRESNO, to the Richard Don Hall and Susan I. Hall Revocable Living Trust of 2011, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Fresno and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

Richard Don Hall, Trustee

Susan I. Hall Revocable, Trustee

Exhibit 'A'

PARCEL

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST,
MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT
THEREOF;

1. THENCE SOUTH 88° 57' 33" EAST ALONG THE SOUTH LINE OF SAID EAST
HALF, A DISTANCE OF 235.43 FEET TO THE WESTERLY RIGHT OF WAY LINE
FOR DUNLAP ROAD. SAID WESTERLY LINE OF DUNLAP ROAD BEING OFFSET 40
FEET FROM THE EXISTING CENTERLINE OF DUNLAP ROAD (DECEMBER 2024);
2. THENCE NORTH 45° 50' 34" WEST ALONG SAID WESTERLY LINE OF DUNLAP
ROAD, A DISTANCE OF 22.32 FEET;
3. THENCE CONTINUING ALONG SAID WESTERLY LINE OF DUNLAP ROAD,
NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE
NORTHEAST (WITH A 200.00 FOOT RADIUS, A RADIUS POINT THAT BEARS
NORTH 44° 09' 26" EAST, AND A CENTRAL ANGLE OF 50° 03' 52"), A DISTANCE
OF 174.76 FEET;
4. THENCE NORTH 85° 46' 42" WEST, A DISTANCE OF 162.13 FEET, TO THE
WEST LINE OF SAID EAST HALF;
5. THENCE SOUTH 00° 46' 09" EAST, ALONG THE WEST LINE OF SAID EAST
HALF, A DISTANCE OF 181.43 FEET TO THE POINT OF BEGINNING. CONTAINING
0.735 ACRES OF LAND, MORE OR LESS.

Exhibit E
Valuation Report



MEMORANDUM

DATE: December 20, 2025

TO: County of Fresno, Department of Public Works and Planning | Design
Department of Public Works and Planning | Real Property

FROM: Mark Mendoza, Vice President/Corporate Broker
Paragon Partners Consultants, Inc.

SUBJECT: Broker's Opinion of Value for Public/Private Parcel Exchange

PARCELS: APN: 190-480-10T. Owner: County of Fresno
APN: 190-080-46, 190-480-11. Owner: Richard and Susan Hall Trust

At the request of the County of Fresno ("The County"), an opinion of value was developed in connection with a proposed exchange of real property between the County and the Richard and Susan Hall Trust ("Hall Trust"). Under the proposed transaction, the County seeks to acquire approximately 32,017 square feet (0.735 acres) of the Hall Trust's larger holding consisting of 360 acres in exchange for approximately 32,017 square feet (0.735 acres) of the County's larger holding comprised of a total of 8.03 acres (See Exhibit 1). The purpose of this analysis is to provide a reasonable and well-supported estimate of market value for each parcel to facilitate an equitable exchange.

In developing this opinion of value, a total of fourteen (14) vacant land sale transactions were reviewed and evaluated. Sale comparables most recently transacted and closest in proximity to the subject parcel were sought after. The sale comparables represent a broad range of agricultural zoning classifications, land uses, locations, and physical characteristics that collectively reflect current market conditions for vacant land in the relevant market area.

From this data set, four (4) sales were determined to be the most applicable comparables based on similarities in zoning designation, land use, proximity to the subject exchange parcels, and physical characteristics.

5660 Katella Avenue, Suite 100 | Cypress, CA. 90630



The four analyzed sales indicate the following value range for vacant land:

- **Low:** \$0.12 per square foot
- **High:** \$0.90 per square foot
- **Average:** \$0.60 per square foot
- **Median:** \$0.68 per square foot

The detailed sales comparables are included in Table 1 below.

Table 1: County of Fresno Land Sale Transactions

Subject Property	Address	City	State	Property Type	Land Size (Acres)	Land Size (Square Feet)	Price Per S.F.	Sale Price	Sale Date	Zoning
County of Fresno	No Situs Address	Dunlap	CA	Land	8.03	349,787	N/A	N/A	N/A	N/A
Hill Tract -3	No Situs Address	Dunlap	CA	Land	120.00	5,227,200	N/A	N/A	N/A	N/A
Hill Tract -2	No Situs Address	Dunlap	CA	Land	240.00	10,454,400	N/A	N/A	N/A	N/A
Sale No.	Address	City	State	Property Type	Land Size (Acres)	Land Size (Square Feet)	Price Per S.F.	Sale Price	Sale Date	Zoning
1	8315 S Smith Ave.	Parlier	CA	Land	36.15	1,574,694	\$0.65	\$1,030,000	11/27/2024	AE20
2	8692 S Englehart Ave.	Reedley	CA	Land	19.87	865,517	\$0.83	\$700,000	9/30/2024	AE20
3	46805 Orchard Dr.	Minamonte	CA	Land	80.00	3,484,800	\$0.12	\$431,000	9/12/2024	AE 360
4	15076 E Weldon Ave.	Sanger	CA	Land	38.88	1,690,128	\$0.75	\$1,261,000	7/30/2024	AE20
5	20324 E Dinuba Ave.	Reedley	CA	Land	4.50	196,020	\$4.77	\$934,500	5/2/2024	AE-20
6	Manning & Norimi Ave.	Reedley	CA	Land	10.31	449,104	\$1.78	\$800,000	3/13/2024	AL20
7	13297 E Tulare Ave.	Sanger	CA	Land	19.70	858,132	\$1.17	\$1,000,000	3/8/2024	AE20
8	19673 E South Ave.	Reedley	CA	Land	17.16	747,490	\$1.14	\$850,000	2/22/2024	AL20
9	301 Sunflower Ln.	Yukon Valley	CA	Land	4.66	202,990	\$0.62	\$125,000	2/15/2024	AE5
10	17147 E Floral Ave.	Reedley	CA	Land	19.55	851,598	\$1.29	\$1,100,000	12/12/2023	AL20
11	6417 S Smith Ave.	Parlier	CA	Land	20.14	877,298	\$0.88	\$770,000	9/13/2023	AE20
12	10694 S Alta Ave.	Dinuba	CA	Land	25.50	1,110,780	\$0.66	\$731,500	5/12/2023	AE20
13	5374 N Zediker Ave.	Sanger	CA	Land	13.66	595,030	\$0.96	\$138,061	2/13/2023	AE-20
14	22824 Hantman Ave.	Dinuba	CA	Land	28.94	1,260,626	\$0.74	\$931,000	1/5/2023	AE20

SUMMARY STATISTICS				
	Land Size (Acres)	Land Size (Square Feet)	Price Per S.F.	Total Sale Price
Average	34.28	1,493,237	\$ 0.60	\$ 588,763
Median	26.23	1,142,579	\$ 0.68	\$ 484,526
High	80.00	3,484,800	\$ 0.90	\$ 1,261,000
Low	4.66	202,990	\$ 0.12	\$ 125,000

Note: The summary statistics are based on the highlighted sale transactions in Table 1 above.

COUNTY OF FRESNO OWNED PARCEL (PARCEL NO. 2 – SEE EXHIBIT 2 ATTACHED)

The County of Fresno owned parcel exhibits characteristics similar to the low end of the market value range comparables, including zoning designation and land use (Pasture/Meadows). However, when compared to the lowest-priced comparable sale, the County parcel benefits from superior physical and locational attributes, including:

- Direct access to and from a primary public road
- Flatter and more usable terrain
- Good functional utility – topography and parcel shape



Based on these attributes, an upward adjustment of 15% from the lowest comparable sale price of \$0.12 per square foot is considered reasonable and supported by the market. This adjustment results in an indicated value of \$0.14 per square foot for the County owned parcel.

HALL TRUST PARCEL TO BE RECEIVED BY THE COUNTY (PARCEL NO. 1 – SEE EXHIBIT 2 ATTACHED)

The Hall Trust parcel to be received by the County of Fresno differs materially from the County of Fresno parcel. While it shares similar zoning and general land use characteristics, it is inferior in key respects, including:

- Lack of direct access to a primary public roadway
- Steeper terrain, limiting usability and increasing development costs
- Reduced functional utility (topography and shape) relative to the County owned parcel

Given these characteristics, a downward adjustment in value is warranted when compared to parcels with direct access, favorable topography, and better overall functional utility. Accordingly, the Hall Trust parcel is best supported at the lower end of the market value range at \$0.12 per square foot.

CONCLUSION

Based on the review and analysis of fourteen vacant land sales, with primary emphasis placed on the four most comparable sale transactions, and after consideration of zoning, land use, access, topography, and overall utility, it is my professional opinion that:

1. The County of Fresno owned parcel has a market value of \$0.14 per square foot, reflecting superior access, topography and utility. Accordingly, the opinion of value is \$4,482.38 (32,017 S.F. x \$0.14).
2. The Richard and Susan Hall Trust owned parcel proposed for transfer has a market value of \$0.12 per square foot, reflecting inferior access, topography, and overall utility. The opinion of value is \$3,842.04 (32,017 S.F. x \$0.12).

The transfer/exchange of the subject parcels, given the difference in values of 14.3% is in compliance with California Government Code Section 25365(b).



EXHIBIT 2
PROPERTY EXCHANGE
LEGAL DESCRIPTIONS



PARCEL 1 (TO BE ACQUIRED BY THE COUNTY OF FRESNO)

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. **THENCE** NORTH 00° 46' 09" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 916.22 FEET TO THE **TRUE POINT OF BEGINNING**;
2. **THENCE** CONTINUING ALONG THE EAST LINE OF SAID WEST HALF, NORTH 00° 46' 09" WEST, A DISTANCE OF 800.00 FEET;
3. **THENCE** SOUTH 89° 13' 51" WEST, A DISTANCE OF 40.00 FEET;
4. **THENCE** SOUTH 00° 46' 09" EAST, A DISTANCE OF 800.00 FEET;
5. **THENCE** NORTH 89° 13' 51" EAST, A DISTANCE OF 40.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

PARCEL 2 (TO BE RELINQUISHED BY THE COUNTY OF FRESNO)

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

1. **THENCE** SOUTH 88° 57' 33" EAST ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 235.43 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR DUNLAP ROAD. SAID WESTERLY LINE OF DUNLAP ROAD BEING OFFSET 40 FEET FROM THE EXISTING CENTERLINE OF DUNLAP ROAD (DECEMBER 2024);
2. **THENCE** NORTH 45° 50' 34" WEST ALONG SAID WESTERLY LINE OF DUNLAP ROAD, A DISTANCE OF 22.32 FEET;
3. **THENCE** CONTINUING ALONG SAID WESTERLY LINE OF DUNLAP ROAD, NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST (WITH A 200.00 FOOT RADIUS, A RADIUS POINT THAT BEARS NORTH 44° 09' 26" EAST, AND A CENTRAL ANGLE OF 50° 03' 52"), A DISTANCE OF 174.76 FEET;
4. **THENCE** NORTH 85° 46' 42" WEST, A DISTANCE OF 162.13 FEET, TO THE WEST LINE OF SAID EAST HALF;
5. **THENCE** SOUTH 00° 46' 09" EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 181.43 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.735 ACRES OF LAND, MORE OR LESS.

